



# CITY OF IONIA

## CITY COUNCIL REGULAR MEETING MINUTES 7:00 PM, January 4, 2023 CITY HALL COUNCIL CHAMBERS

### **CALL TO ORDER & PLEDGE OF ALLEGIANCE**

Mayor Dan Balice called the regular meeting of City Council to order at 7:00 PM and led with the Pledge of Allegiance.

### **ROLL CALL**

Roll call revealed a Quorum with Councilmembers John Milewski, Jeff Winters, Tim Lee, Rich Starr, Tom Millard, Janice Gustafson, Troy Waterman, and Mayor Dan Balice present.

### **I. APPROVAL OF AGENDA**

Councilmember Waterman made a motion, seconded by Councilmember Gustafson, to approve the agenda as presented.

Roll Call Vote:           AYES: Milewski, Winters, Lee, Starr, Millard, Gustafson, Waterman,  
  and Balice  
  NAYS: None

MOTION CARRIED

### **II. APPROVAL OF COUNCIL MINUTES – December 6, 2022, Regular Meeting Minutes**

Councilmember Starr made a motion, seconded by Councilmember Lee, to approve the December 6, 2022, Regular Meeting Minutes as presented.

Roll Call Vote:           AYES: Milewski, Winters, Lee, Starr, Millard, Gustafson, Waterman,  
  and Balice  
  NAYS: None

MOTION CARRIED

### **III. PROCLAMATIONS**

None.

### **IV. PUBLIC COMMENTS**

Ionia Free Fair Executive Director Brenda Lehmkuhle introduced herself. Hired just prior to the 2022 Fair, she is busy preparing and sending contracts for this year's Fair, and is in the office several days each week. Mayor Balice added that Ms. Lehmkuhle came to Ionia with lots of experience and knowledge, and is very responsive to questions.



**CENTRAL BUSINESS DISTRICT”; AND AMEND CHAPTER 1260 ENTITLED “B-3 GENERAL BUSINESS DISTRICT”; TO RENAME CHAPTER 1255 ENTITLED “O OFFICE DISTRICT” AS “HSD HEALTH SERVICES DISTRICT; AND TO REZONE PERMANENT PARCEL NUMBERS 34-202-100-000-105-00, 34-204-090-000-670-50, AND 34-204-070-000-025-00 INTO THE DISTRICT ENTITLED “HSD HEALTH SERVICES DISTRICT” OF THE CODIFIED ORDINANCES OF THE CITY OF IONIA.**

**THE CITY OF IONIA ORDAINS:**

**Part One: Amendment**

That Part Twelve, Title Six, Chapter 1240, entitled “General Provisions and Definitions” of the Codified Ordinances of the City of Ionia, Michigan is amended to add the definitions as follows and renumber the subsections in appropriate order:

**CHAPTER 1240  
General Provisions and Definitions**

- 1240.01 Short title.
- 1240.02 Conflicts of laws.
- 1240.03 Compliance required.
- 1240.04 Zoning of annexed areas.
- 1240.05 Zoning of vacated areas.
- 1240.06 District requirements.
- 1240.07 Amendments.
- 1240.08 Interpretation.
- 1240.09 Vested rights.
- 1240.10 Rules of construction.
- 1240.11 Definitions.

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**1240.11 DEFINITIONS.**

As used in this Zoning Code, the following words and terms shall have the meanings given to them herein:

\* \* \*

Adult Oriented Use: Any establishment which, for money or any other form of consideration either has as one of its principal purposes to sell, exchange, rent, loan, trade, transfer, or provide for viewing, off the premises or on premises, any adult oriented materials or entertainment. [This term] includes but is not limited to accessories, books, magazines, photographs, prints, drawings, paraphernalia, paintings, motion pictures, live shows, pamphlets, videos, slides, tapes, or electronically generated images or devices including computer software, or any combination thereof.

Banking and Financial Institutions: A Bank or Financial Institution is a for-profit or non-profit business open to the public and engaged in deposit banking and performing closely related functions such as making loans, investments, and fiduciary activities.

Clinic, Medical, or Dental: A facility operated by one or more physicians, dentists, chiropractors, or other licensed practitioners of the healing arts for the examination and treatment of a person solely on an outpatient basis.

Dry Cleaning Establishment: An establishment or business maintained for the pickup and delivery of dry cleaning and/or laundry without the maintenance or operation of any laundry, dry cleaning equipment, or machinery.

Dry Cleaning Plant: A building or portion of a building, or premises, used or intended for cleaning fabrics, textiles, wearing apparel, or articles of any sort that are cleaned by process of immersion or agitation in volatile solvents, petroleum distillates, and chlorinated hydrocarbons.

Event Center: Any establishment at which organized events for the purpose of amusement, entertainment, or ceremony are held when a reserving party utilizes the space for a contractual period of time or, if open to the general public, the public pays an admission fee.

General Office: An office for activities such as, but not limited to, real estate agencies, advertising agencies, insurance agencies, travel agencies and ticket sales, chambers of commerce, credit bureaus (but not finance institutions), abstract and title agencies or insurance companies, stockbrokers, and the like. It is characteristic of a business office where retail or wholesale goods are not shown or sold on the premises to a customer. A barber or beauty shop is not a general office.

Governmental Building or Facility: A building or structure owned, operated, or occupied by a governmental agency to provide governmental service to the public.

Indoor Recreational Facility: A commercial, recreational land use conducted entirely within a building (i.e., arcades, athletic and health clubs, gymnasiums, swimming pools, skating, etc.).

Institutional Use: Public and public-private group use of a non-profit nature, typically engaged in public service (i.e., places of public gathering, charitable organizations, libraries, museums, non-profit cultural centers, etc.).

Medical or Dental Laboratories: A facility used for medical, dental, or other health science collection, research, or analysis.

Personal Services: Enterprises serving individual necessities, such as barber shops, beauty salons and spas, clothing rental, coin-operated laundromats, massage services by masseurs/masseuses, photographic studios, tattoo parlors.

Place of Public Assembly: Buildings, structures and grounds, including theaters, churches, auditoriums, sports arenas, concert halls, lecture halls and other similar facilities intended for commercial or non-commercial entertainment, instruction, worship or similar activities involving assembled groups of people numbering thirty (30) or more.

Professional Services: A business that offers any type of personal service to the public that requires as a condition precedent to the rendering of such service, the provider must often obtain a license or other legal authorization. By way of example, and without limiting the generality of this definition, professional services include services rendered by certified public accountants, engineers, architects, medical doctors, dentists, and attorneys at law.

Storage, Commercial: The storage of goods or materials for sale in or operation of a business.

Storage, Personal: A structure to be used, or intended to be used, for private noncommercial, nonindustrial storage uses, also commonly referred to as mini-storage.

Storage, Outdoor: The storage of any good or materials outside the principal or accessory buildings on a property.

Warehouse: Indoor facilities characterized by storage of finished or unfinished products for industry or commercial enterprises.

## **Part Two: Renaming and Amendment**

That Part Twelve, Title Six, Chapter 1255, entitled “O Office District” of the Codified Ordinances of the City of Ionia, Michigan is hereby renamed as the “HSD Health Services District.” And is hereby amended to read in its entirety as follows:

# **CHAPTER 1255**

## **Health Services Office District**

- 1255.01 Intent.
- 1255.02 Principal uses permitted.
- 1255.03 Special uses.
- 1255.04 Area and bulk requirements.

### ***CROSS REFERENCES***

- Zoning and planning in home rule cities - see M.C.L.A. § 117.4i
- Regulation of location of trades, buildings and uses by local authorities - see M.C.L.A. § 125.581
- Regulation of buildings; authority to zone - see M.C.L.A. § 125.582
- Uses of land or structures not conforming to ordinances; powers of legislative bodies; acquisition of property - see M.C.L.A. § 125.583a
- Special land uses - see P. & Z. Ch. 1274
- Nonconforming uses - see P. & Z. Ch. 1278
- Off-street parking and loading - see P. & Z. Ch. 1282
- Signs - see P. & Z. Ch. 1234
- Provisions applicable to all districts - see P. & Z. 1286

### **1255.01 INTENT.**

~~It is the intent of this chapter to provide for a variety of office uses of a business and professional nature as well as activities compatible with these uses. The regulations contained in this chapter are designed to encourage a harmonious relationship between the office district and abutting land uses and provide a transition between arterial streets and residential uses.~~

It is the intent of this chapter to promote and expand the health services and technology industry in the City of Ionia by providing a setting in which the physical design and supporting amenities are attractive to the health and technology sectors.

### **1255.02 PRINCIPAL USES PERMITTED.**

In the Health Service Office District, no building or land shall be used, and no building shall be erected, except for one or more of the following specified uses, unless otherwise provided in this Zoning Code:

- (a) Professional oOffice establishments ~~that perform business and professional services, such as government, insurance, real estate, legal, financial, architectural, planning, and other similar services.~~
- (b) Medical and dental laboratories, dental, and mental health clinics and offices.
- (c) Health clubs.

- (d) Assisted living and skilled nursing facilities. Mortuaries and funeral homes, not including crematories.
- (e) Hospitals. Banks, credit unions and similar financial establishments, not including drive-through windows.
- (f) Psychiatric or Substance Abuse Treatment Centers. Research, development, and testing laboratories and offices without manufacturing.
- (g) Urgent Care Facilities. Radio and television studios.
- (h) Museums, libraries, art galleries and similar cultural facilities, either public or private. Ambulance Services.
- (i) Studios or schools for instruction, such as dance, music, or art. Retail uses under 1,500 square feet in floor area, in conjunction with medical offices and hospitals.
- (j) Child day care centers and nursery schools Restaurants, cafes, and similar uses under 1,500 square feet in floor area in conjunction with medical offices and hospitals.
- (k) Schools for vocational training. Pharmacies.
- (l) Church, mosque or synagogue and church, mosque or synagogue related accessory use Accessory buildings, structures and uses in conformity with Section 1240.11(1) that are customarily incident to any of the above uses as regulated by Section 1286.01.

### **1255.03 SPECIAL USES.**

The following uses may be permitted as special land uses in the Health Service District office district subject to the procedures and standards of Chapter 1274 of these Codified Ordinances.

- (a) Heliports. Banks, credit unions, and similar financial establishments with drive-through or drive-up windows.
- (b) Gathering halls, lodges, or clubs of fraternal organizations. Residential catering to district employees.
- (c) Hospitals.

### **1255.04 AREA AND BULK REQUIREMENTS.**

See Appendix I, Schedule of Regulations, limiting the height and bulk of buildings, the minimum size of lots by permitted land use, and providing minimum yard setback requirements.

#### **Part Three: Amendment.**

That Part Twelve, Title Six, Chapter 1256, entitled “B-1 Neighborhood Business District” of the Codified Ordinances of the City of Ionia, Michigan is amended to read in its entirety as follows:

## **CHAPTER 1256 B-1 Neighborhood Business District**

- 1256.01 Intent.
- 1256.02 Principal uses permitted.
- 1256.03 Required conditions.
- 1256.04 Special land uses.
- 1256.05 Area and bulk requirements.

### **1256.01 INTENT.**

The B-1 Neighborhood Business District, as herein established, is intended to meet the day-to-day convenience shopping and service needs of persons residing in adjacent residential areas.

## **1256.02 PRINCIPAL USES PERMITTED.**

In a Neighborhood Business District, no building or land shall be used, and no building shall be erected, except for one or more of the following specified uses, unless otherwise provided in this chapter:

~~—(a) Generally recognized retail businesses which supply commodities on the premises, such as, but not limited to, groceries, meats, dairy products, baked goods or other foods, drugs, dry goods, clothing and notions or hardware.~~

(a) Banking and Other Financial Institutions, excluding drive-through establishments.

~~—(b) Personal service establishments which perform services on the premises, such as, but not limited to, repair shops (watches, radio, television, shoe, etc.), tailor shops, beauty parlors or barber shops, photographic studios, and self-service laundries and dry cleaners.~~

~~(be) Dry cleaning establishments or pick-up stations but not, dealing directly with the consumer.~~  
cCentral dry cleaning plants serving more than one retail outlet are shall be prohibited.

~~—(d) Business establishments which perform services on the premises, such as, but not limited to, banks, loan companies, insurance offices, and real estate offices.~~

~~—(e) Professional services, including the following: offices of doctors, dentists, osteopaths, and similar or allied professions.~~

~~—(f) Facilities for human care such as hospitals, sanitariums, rest and convalescent homes.~~

~~—(g) Post office and similar governmental office buildings serving persons living in the adjacent residential area.~~

~~—(h) Other uses similar to the above uses.~~

~~—(i) Accessory buildings, structures and uses in conformity with Section 1240.11(1) that are customarily incident to the uses allowed in this district.~~

~~—(j) Dwelling units may be permitted within a building subject to the following conditions:~~

~~—(1) The dwelling unit shall be located on the second or third floor of the building.~~

~~—(2) Each dwelling unit shall contain a minimum of 600 square feet of floor area.~~

~~—(3) One off-street parking space shall be provided for each dwelling. The space shall be either on the same site as the dwelling unit or within 300 feet of the building containing the dwelling as measured by a straight line. Proof of parking shall be provided to the Community Development Director before a building permit is issued.~~

~~(4) A building permit shall be obtained to establish a dwelling unit in order to ensure compliance with the requirements of this section and with the Building Code, Fire Code and District Health Department. The entire building containing the dwelling unit shall also be brought into compliance with the Building Code and Fire Code before an occupancy permit is issued.~~

(c) General Offices

(d) Governmental Buildings

(e) Institutional Buildings

(f) Medical or Dental Clinics and Laboratories

(g) Mortuaries and Funeral Homes

(h) Personal Service Businesses

(i) Professional Service Businesses

(j) Retail Businesses

(k) Small restaurants, cafes, and other establishments under 1,500 square feet in size, excluding drive-through establishments.

(l) Utilities and Essential Services

~~(mk)~~ Accessory buildings, structures and uses in conformity with the regulations of Chapter 1286.01 Section 1240.11(1) that are customarily incidental and subordinate to permitted uses to the uses allowed in this district. ~~A barber pole shall be permitted as an accessory structure.~~

(n) Dwelling units may be permitted within a building subject to the following conditions:

- (1) The dwelling unit shall be located on the upper-floor(s) of the building.
- (2) Each dwelling unit shall contain a minimum of 600 square feet of floor area.
- (3) One off-street parking space shall be provided for each dwelling. The space shall be either on the same site as the dwelling unit or within 300 feet of the building containing the dwelling as measured by a straight line. Proof of parking shall be provided to the Zoning Administrator before a permit is issued.

**1256.03 REQUIRED CONDITIONS.**

~~—(a) All business establishments shall be retail or service establishments dealing directly with customers. All goods produced on the premises shall be sold at retail on the premises where they are produced.~~

~~—(b) All business, servicing, or processing, except for off-street parking or loading, shall be conducted within a completely enclosed building.~~

**1256.04 SPECIAL LAND USES.**

The following uses may be permitted as a special land use by the Planning Commission, subject to the general and specific requirements of Chapter 1274.

~~—(a) Gasoline service station for the sale of gasoline, oil, and minor automotive accessories only and where no repair work is done, other than incidental service, but not including steam cleaning or undercoating, vehicle body repair, painting, tire recapping, engine or drive train rebuilding, auto dismantling, upholstery, auto glass work, storage of inoperable vehicles, and such other activities whose external effects could adversely extend beyond the property line.~~

~~—(1) The curb cuts for access to a service station shall not be permitted at such locations that will tend to create traffic hazards in the streets immediately adjacent thereto. Entrances shall be no less than twenty five feet from a street intersection (measured from the road right-of-way) or from adjacent Residential Districts and shall not exceed two access points for each service station site.~~

~~—(2) The minimum lot area shall be 15,000 square feet, and so arranged so that ample space is available for motor vehicles that which are required to wait.~~

~~—(3) All permitted repairs and services shall be conducted within a building except for the sale of products and performance of services not involving a prolonged wait by consumers.~~

~~—(4) All tires, batteries and accessories, except for motor oils, shall be stored within the principal building.~~

~~—(5) All areas between the street curbs and street right-of-way lines (except for accessways and sidewalks) shall be suitably landscaped with trees, shrubs or grass and shall be neatly maintained in a healthy growing condition.~~

~~—(6) At least ten percent of the total site area shall be landscaped with trees, shrubs or grass and shall be neatly maintained in a healthy growing condition.~~



~~—(b) Publicly owned buildings, public utility buildings, telephone exchange buildings, electric transformer stations and substations, gas regulator stations with service yards, but without storage yards; water and sewage pumping stations.~~

(~~a~~e) Housing for the elderly, retired or assisted care facilities and nursing homes subject to the standards of Section 1248.03(g).

(~~b~~d) Child care centers, which may also be called a pre-school.

## **1256.05 AREA AND BULK REQUIREMENTS.**

See Appendix I, Schedule of Regulations, limiting the height and bulk of buildings, the minimum size of lots by permitted land use, and providing minimum yard setback requirements.

### **Part Four: Renaming and Amendment**

That Part Twelve, Title Six, Chapter 1257, entitled “B-2 Community Business District” of the Codified Ordinances of the City of Ionia, Michigan is hereby renamed as the “B-2 Central Business District.” And is hereby amended to read in its entirety as follows:

## **CHAPTER 1258**

### **B-2 CentralCommunity Business District**

1258.01 Intent.

1258.02 Principal uses permitted.

1258.03 Required conditions.

1258.04 Special land uses.

1258.05 Area and bulk requirements.

### **1258.01 INTENT.**

The B-2 CentralCommunity Business District is intended to cater to the needs of a larger consumer population than is the general community and serve as the City’s traditional downtown business district. It intends to served by the Neighborhood Business Districts and is generally characterized by an integrated or planned cluster of establishments served by a common parking area, and The Central Business District generates large volumes of vehicular and pedestrian traffic, and long with contains traditional mixed-use buildings comprised of upper level apartment type dwelling units on the second and third floors, levels of the structures within said District.

### **1258.02 PRINCIPAL USES PERMITTED.**

In thea CentralCommunity Business District, no building or land shall be used, and no building shall be erected, except for one or more of the following specified uses, unless otherwise provided in this chapter.

~~—(a) Any use permitted in the B-1 District as principal uses permitted, subject to the regulations applicable in the following section of this chapter.~~

~~—(b) All retail business, service establishments or processing uses as follows:~~

~~—(1) Any retail business whose principal activity is the sale of merchandise in an enclosed building.~~

~~— (2) Any service establishment of an office, showroom, or a workshop nature of an electrician, decorator, dressmaker, tailor, baker, painter, upholsterer or an establishment doing radio or home appliance repair, photographic reproduction, and similar service establishments that require a retail adjunct.~~

~~— (3) Private clubs, fraternal organizations, and lodge halls.~~

~~— (4) Restaurants or other places serving food or beverage, except those having the character of a drive-in.~~

~~— (5) Hotels and motels.~~

~~— (6) Theaters, assembly halls, concert halls or similar places of assembly when conducted completely within enclosed buildings.~~

~~— (7) Business schools and colleges or private schools operated for profit.~~

~~— (8) Other uses similar to the above uses.~~

~~— (9) Accessory structures and uses customarily incident to the above permitted uses.~~

~~(1975 Code § 5.72)~~

~~— (c) Accessory buildings, structures and uses in conformity with Section 1240.11(1) that are customarily incident to the uses allowed in this district. A barber pole shall be permitted as an accessory structure.~~

~~— (d) Residential apartment unit(s) on the second and third floor levels when one of the following off-street parking conditions is met:~~

~~— (1) Off-street parking shall be provided at the ratio of one per apartment unit when on-site parking is provided or when off-street parking is provided within 300 feet of the building it is intended to serve; or~~

~~— (2) Utilization of common remote off-street parking within the B-2 Community Business District at a ratio of one off-street parking space per apartment unit, subject, however, to the review and approval of a committee appointed by the City Council or by the approval of a majority of the City Council.~~

~~(Ord. 345. Passed 6-4-91; Ord. 481. Passed 12-7-10; Ord. 528. Passed 1-3-17.)~~

~~(a) Banking and Financial Institutions, excluding drive-through establishments.~~

~~(b) Micro-Breweries and Micro-Distilleries~~

~~(c) Dry cleaning establishments, or pick-up stations. Central dry-cleaning plants serving more than one retail outlet shall be prohibited.~~

~~(d) Event Centers~~

~~(e) Fraternal Clubs and Lodges~~

~~(f) General Offices~~

~~(g) Governmental Buildings and Uses~~

~~(h) Hotels~~

~~(i) Indoor Recreational Facilities~~

~~(j) Institutional Uses~~

~~(k) Medical or Dental Clinics and Laboratories~~

~~(l) Fine Arts Galleries and Instruction Studios~~

~~(m) Personal Services~~

~~(n) Professional Services~~

~~(o) Restaurants, Cafes, and Similar Uses, excluding drive-through establishments.~~

~~(p) Retail Businesses~~

~~(q) Theaters~~

~~(r) Utilities and Essential Services~~

~~(s) Accessory buildings, structures and uses in conformity with the regulations of Chapter 1286.01 customarily incidental and subordinate to permitted uses in this district.~~

- (t) Dwelling units may be permitted within a building subject to the following conditions:
- (1) The dwelling unit shall be located on the upper-floor(s) of the building.
  - (2) Each dwelling unit shall contain a minimum of 600 square feet of floor area.
  - (3) One off-street parking space shall be provided for each dwelling. The space shall be either on the same site as the dwelling unit or within 300 feet of the building containing the dwelling as measured by a straight line. Proof of parking shall be provided to the Zoning Administrator before a permit is issued.

### **1258.03 REQUIRED CONDITIONS.**

- (a) The B-2 Central Business District shall operate as a commercial district in conjunction with the above permitted uses, accessory uses, and mixed-use developments.
- (b) All business, servicing or processing, except for off street parking, loading and those open air uses indicated as being subject to special conditions in Section 1258.04, shall be conducted within completely enclosed buildings. All business shall be conducted inside an enclosed building or structure unless otherwise permitted in this Zoning Ordinance. Outdoor sales are permitted and must be located within 36" of the front wall of the building as long as the property owner maintains a minimum of a five-foot-wide pedestrian travel space on the public sidewalk. Any property owner that maintains an outdoor product display must remove said display daily at the end of business hours.
- (c) Main entrances shall be provided along the primary street frontage and will be architecturally distinguishable as a primary entrance to the building. Secondary or rear and side entrances are encouraged where possible but should be less distinguishable in design to the primary entrance. The Planning Commission may modify this provision to allow for an alternate entrance location upon review.

### **1258.04 SPECIAL LAND USES.**

The following uses may be permitted as a special land use by the Planning Commission subject to the general and specific requirements of Chapter 1274:

- (a) Drive-throughs, excluding Main Street, for Banking and Financial Institutions based upon factors including, but not limited to, access points, traffic counts, adjoining usage, etc.
- (ba) Open air business uses when developed in planned relationship with the B-2 District as follows:
- (1) Retail sales of plant material not grown on the site, and sales of lawn furniture, playground equipment and garden supplies, provided that such uses shall be located at the exterior end rear of the building mass located in a B-2 District.
  - (2) Recreational space providing children's amusement park and other similar recreation when part of a planned development, provided that such use is located at the exterior end rear of the building mass located in a B-2 District, but not at the intersection of two major thoroughfares. Such recreation space shall be fenced on all sides with a four-foot chain link type fence meeting the requirements of the B-2 District.
- (cb) Bowling alleys, and billiard halls, indoor archery range, indoor tennis courts, indoor skating rink, or similar forms of indoor commercial recreation, when located at least 100 feet from any front, rear or side yard of any residential lot in an adjacent Residential District.
- (c) Automobile service centers, when developed as part of a larger planned shopping center designed so as to integrate the automobile service center within the site plan and architecture of the total shopping center, and provided that a building permit shall not be issued separately for the construction of any automobile service center within the B-2 District.

(d) Housing for the elderly, retired or assisted care facilities and nursing homes subject to the standards of Section 1248.03(g).

(e) Child care centers, which may also be include called a pre-schools.

## **1258.05 AREA AND BULK REQUIREMENTS.**

See Appendix I, Schedule of Regulations, limiting the height and bulk of buildings, the minimum size of lots by permitted land use, and providing minimum yard setback requirements.

### **Part Five: Amendment**

That Part Twelve, Title Six, Chapter 1260, entitled “B-3 General Business District” of the Codified Ordinances of the City of Ionia, Michigan is amended to read in its entirety as follows:

## **CHAPTER 1260 B-3 General Business District**

1260.01 Intent.

1260.02 Principal uses permitted.

1260.03 Special land uses.

1260.04 Area and bulk requirements.

### **1260.01 INTENT.**

The B-3 General Business District is intended to provide sites for more diversified business types ~~that~~ which would often be incompatible with the pedestrian movement in the Neighborhood Business District or the CentralCommunity Business District.

### **1260.02 PRINCIPAL USES PERMITTED.**

In ~~the~~ a General Business District, no building or land shall be used, and no building shall be erected, except for one or more of the following specified uses, unless otherwise provided in this Zoning Code.

~~—(a) Any retail business or service establishment permitted in B-1 and B-2 Districts as principal uses permitted and uses permitted subject to special conditions.~~

~~—(b) Auto laundries (car wash) when completely enclosed in a building.~~

~~—(c) Bus passenger stations.~~

~~—(d) New and used car salesroom, showroom, or office.~~

~~—(e) Church, mosque or synagogue and church, mosque or synagogue related accessory uses.~~

~~—(f) Other uses similar to the above uses.~~

~~—(g) Accessory buildings, structures and uses in conformity with Section 1240.11(1) that are customarily incident to the uses allowed in this district. A barber pole shall be permitted as an accessory structure.~~

(a) Banking and Financial Institutions, including drive through facilities subject to the following conditions:

(1) A setback of at least sixty feet from the right-of-way line of any existing or proposed street must be maintained.

(2) Access points shall be located at least sixty feet from the intersection of any two streets.

(3) All lighting shall be shielded from adjacent Residential Districts.

(4) A six-foot high completely obscuring wall shall be provided when abutting or adjacent districts are zoned for any (R) Residential Districts. The height of the wall shall be measured from the surface of the ground. Said wall shall further meet the requirements of Chapters ~~1278~~ through 1286.06.

(5) The front twenty feet shall be suitably landscaped with trees, shrubs or grass, neatly maintained in a healthy and growing condition.

(b) Bowling Alleys and Billiard Halls.

(c) Breweries and Distilleries.

(d) Car Washes.

(e) Child care centers, which may also include pre-schools.

(f) Places of public assembly.

(g) Dry cleaning establishments, or pick-up stations including central dry-cleaning plants serving more than one retail outlet.

(h) Educational Institutions

(i) Event Centers

(j) Fine Arts Galleries and Instruction

(k) Fraternal Clubs and Lodges

(l) Gasoline service station for the sale of gasoline, oil, and minor automotive accessories.

(1) The curb cuts for access to a service station shall not be permitted at such locations that will tend to create traffic hazards in the streets immediately adjacent thereto. Entrances shall be no less than twenty-five feet from a street intersection (measured from the road right-of-way) or from adjacent Residential Districts and shall not exceed two access points for each service station site. The Planning Commission may allow for additional access points if deemed necessary.

(2) The minimum lot area shall be 15,000 square feet, and so arranged that ample space is available for motor vehicles that are required to wait.

(3) All permitted repairs and services shall be conducted within a building except for the sale of products and performance of services not involving a prolonged wait by consumers.

(4) All tires, batteries, and accessories, except for motor oils, shall be stored within the principal building.

(5) All areas between the street curbs and street right-of-way lines (except for accessways and sidewalks) shall be suitably landscaped with trees, shrubs or grass and shall be neatly maintained in a healthy growing condition.

(6) At least ten percent of the total site area shall be landscaped with trees, shrubs or grass and shall be neatly maintained in a healthy growing condition.

(m) General Offices

(n) Governmental Buildings and Uses

(o) Heavy automotive repair and body work.

(p) Hotels and Motels

(q) Indoor Recreational Facilities

(r) Institutional Uses

(s) Medical or Dental Clinics and Laboratories

(t) Mortuaries, Funeral Homes, and Crematoriums

(u) New and Used Car Sales, Showrooms, and Service Shops

(v) Personal Service Businesses

(w) Professional Service Businesses

(x) Restaurants, Cafes, and Similar Uses, including drive through facilities subject to the following conditions:

(1) A setback of at least sixty feet from the right-of-way line of any existing or proposed street must be maintained.

(2) Access points shall be located at least sixty feet from the intersection of any two streets.

(3) All lighting shall be shielded from adjacent Residential Districts.

(4) A six-foot high completely obscuring wall shall be provided when abutting or adjacent districts are zoned for any (R) Residential Districts. The height of the wall shall be measured from the surface of the ground. Said wall shall further meet the requirements of Chapters 1286.06.

(5) The front twenty feet shall be suitably landscaped with trees, shrubs or grass, neatly maintained in a healthy and growing condition.

(y) Retail Businesses

(z) Research and Technology Establishments

(aa) Storage, Personal

(bb) Utilities and Essential Services

(cc) Vehicle Rental Facilities

(dd) Accessory buildings, structures, and uses in conformity with the regulations of Chapter 1286.01 following the regulations of Chapter 1286.01 customarily incidental and subordinate to any permitted use in this district.

(ee) Dwelling units may be permitted within a building subject to the following conditions:

(1) The dwelling unit shall be located on the upper-floor(s) of the building.

(2) Each dwelling unit shall contain a minimum of 600 square feet of floor area.

(3) One off-street parking space shall be provided for each dwelling. The space shall be either on the same site as the dwelling unit or within 300 feet of the building containing the dwelling as measured by a straight line. Proof of parking shall be provided to the Zoning Administrator before a permit is issued.

## **1260.03 SPECIAL LAND USES.**

The following uses may be permitted subject as a special land use by the Planning Commission subject to the general and specific requirements of Chapter 1274.

~~—(a) Outdoor sales space for exclusive sale of new or second hand automobiles, house trailers, or rental of trailers and/or automobiles, all subject to the following:~~

~~—(1) The lot or area shall be provided with a permanent, durable, and dustless surface, and shall be graded and drained as to dispose of all surface water accumulated within the area.~~

~~—(2) Access to the outdoor sales area shall be at least sixty feet from the intersection of any two streets.~~

~~—(3) No major repair or major refinishing shall be done except within a fully enclosed building.~~

~~—(4) All lighting shall be shielded from adjacent Residential Districts.~~

~~—(5) Inoperable vehicles shall be stored within a fully enclosed building.~~

~~(ab) Business in the character of a drive-in or open front store, subject to the following conditions:~~

~~—(1) A setback of at least sixty feet from the planned right of way line of any existing or proposed street must be maintained.~~

~~—(2) Access points shall be located at least sixty feet from the intersection of any two streets.~~

~~—(3) All lighting shall be shielded from adjacent Residential Districts.~~

~~—(4) A six-foot high completely obscuring wall shall be provided when abutting or adjacent districts are zoned for any (R) Residential, B-1 or B-2 Districts. The height of the wall shall be measured from the surface of the ground. Said wall shall further meet the requirements of Chapters 1278 through 1286.06.~~

~~—(5) The front twenty feet shall be suitably landscaped with trees, shrubs or grass, neatly maintained in a healthy and growing condition.~~

(b) Indoor and Outdoor Commercial Storage and Warehousing Facilities

~~—(c) Veterinary hospitals or clinics, provided that all activities are conducted within a totally enclosed main building and provided, further, that all buildings are set back at least 200 feet from abutting Residential Districts on the same side of the street.~~

~~—(d) Plant materials nursery for the retail sale of plant materials not grown on the site, and sales of lawn furniture, playground equipment and garden supplies, subject to the following conditions:~~

~~—(1) The storage and/or display of any materials and/or products shall meet all setback requirements of a structure.~~

~~—(2) All loading and parking shall be provided off-street.~~

~~—(3) The storage of any soil, fertilizer, or other loose, unpackaged materials shall be contained so as to prevent any effects on adjacent use.~~

~~(ce) Lumber yards, provided they comply with the following conditions:~~

~~(1) Primary access shall be provided on a major street or highway.~~

~~(2) The maximum size allowed when considering total land size shall not exceed 2.25 acres of total land.~~

~~(3) Not more than thirty percent of the salable goods shall be stored in the open air.~~

~~(d) Plant materials nursery for the retail sale of plant materials not grown on the site, and sales of lawn furniture, playground equipment and garden supplies, subject to the following conditions:~~

~~(1) The storage and/or display of any materials and/or products shall meet all setback requirements of a structure.~~

~~(2) All loading and parking shall be provided off-street.~~

~~(3) The storage of any soil, fertilizer, or other loose, unpackaged materials shall be contained so as to prevent any effects on adjacent use.~~

(e) Outdoor Theaters and Open Space Venues: Because outdoor theaters are unique in that they are used only after dark and since they develop a concentration of vehicular traffic entering and leaving their parking area, they shall be permitted in B-3 and I-1 districts only. Outdoor theaters shall further be subject to the following conditions:

(1) Proposed internal design shall receive approval from the Zoning Administrator and the City Manager as to adequacy of drainage, lighting and other technical aspects based on applicable legal requirements.

(2) Outdoor theaters shall abut a major thoroughfare and points of ingress and egress shall be available only from such major thoroughfare.

(3) All vehicles, waiting or standing to enter the facility, shall be provided off-street waiting space. No vehicle shall be permitted to wait or stand within a dedicated right-of-way.

(4) The area shall be laid out so as to prevent the movie screen from being viewed from residential areas or adjacent major thoroughfares. All lighting used to illuminate the area shall be confined within and directed onto the premises of the outdoor theater site.

~~(f) Veterinary hospitals or clinics, provided that all activities are conducted within a totally enclosed main building and provided, further, that all buildings are set back at least 200 feet from abutting Residential Districts on the same side of the street.~~

## **1260.04 AREA AND BULK REQUIREMENTS.**

See Appendix I, Schedule of Regulations, limiting the height and bulk of buildings, the minimum size of lots by permitted land use, and providing minimum yard setback.

### **Part Six: Rezoning**

That parcel number 34-2204-090-000-670-50, also identified by the street address of 550 East Washington Street, shall be rezoned to the HSD Health Services Zoning District; and parcel number 34-204-070-000-025-00, not containing an assigned address number, but located on the south side of the intersection at East Washington Street and Morse Street shall be rezoned to the HSD Health Services Zoning District, as established in Section 1246.01 Districts Established of Chapter 1246, and conforms with Section 1246.02 Districts Generally and Zoning Map District Boundaries of Chapter 1246 - Title Six – Zoning of Part Twelve – Planning and Zoning Code.

### **Part Seven: Zoning Map Update**

That the official Zoning District Map of the City of Ionia, Michigan, last adopted on August 2, 2022, shall hereby be amended to rezone parcel 34-204-090-000-670-50, also identified by the street address of 550 East Washington Street; and parcel 34-204-070-000-025-00, not containing an assigned address number, but located at the south side of the intersection of Washington Street and Morse Street. These parcels shall be clearly labeled and zoned into the HSD Health Services Zoning District, as said district is presently labeled on the official Zoning District Map of the City of Ionia, Michigan.

### **Part Eight: Repealer**

That all ordinances and parts of ordinances in conflict herewith are repealed to the extent of such conflict.

### **Part Nine: Publication and Effective Date**

That the City Clerk shall cause a notice of adoption of this ordinance to be published. This ordinance shall take effect seven (7) days after it, or a summary thereof as permitted by law, along with the date of its adoption, is published in the *Daily News*, a newspaper of general circulation in the City unless otherwise provided by law.

## **Second Amendment to City of Ionia – Township of Ionia 2001 Contract for Conditional Transfer of Property, Public Act 425 of 1984 (VII-2)**

The City of Ionia and Ionia Township entered into a Public Act 425 agreement in 2001 to conditionally transfer certain properties from Ionia Township to the City of Ionia in order to facilitate their development and access to various City of Ionia municipal services. The properties subject to the original 2001 agreement are commonly referred to as the Ionia High School, Rather Elementary School, DaVita Dialysis, and the Abbey Apartments.

In order to facilitate development of eight additional parcels adjacent to the original transferred area, it is proposed the 2001 425 Agreement be amended to add these parcels. Since the agreement was modified once before, this is the “Second Amendment” to the original agreement.

Furthermore, because the original agreement is now over 20 years old, several other sections are noted for amendment that are mostly administrative in nature and remove language that is no longer relevant. The original term of the agreement is proposed to remain the same – through February 13, 2051. The only other substantive change proposed to the original agreement appears in 13., which



would amend Paragraph 14 of the Contract. This amendment states the property within the transferred area shall remain in the City for all purposes if the Contract is terminated prior to or at the expiration date/not renewed.

Councilmember Milewski made a motion, seconded by Millard, to schedule a public hearing to receive comments on the proposed Second Amendment to City of Ionia – Township of Ionia 2001 Contract for Conditional Transfer of Property, Public Act 425 of 1984 for **Wednesday, February 1, 2023 at 7:00 PM.**

Roll Call Vote:           AYES: Milewski, Winters, Lee, Starr, Millard, Gustafson, Waterman, and Balice

NAYS: None

MOTION CARRIED

**Vertical Pole Banner Application – Ionia High School Senior Lock-In Committee (VII-3)**

A Vertical Pole Banner Application has been received from the Ionia High School Senior Lock-In Committee. It is requesting the placement of banners featuring Class of 2023 graduating seniors on all 96 available banner poles. The banners are single sided, so two can be placed back-to-back per pole for a total possible of 192 banners. There are 190 possible banners requested, with the final number to be determined based on the number of participating seniors.

The requested display period is from April 6 – May 24, 2023 (7 weeks), which is within the total allowable 12 weeks, per the Vertical Pole Banner Display Policy. All other conditions as required by the policy appear to be satisfied. The cost per banner for installation/removal is \$5 and will be collected prior to a final banner count and installation, assuming the application is approved.

Councilmember Millard made a motion, seconded by Councilmember Winters, to approve the vertical pole banner application submitted by the Ionia High School Senior Lock-In Committee to display up to 190 banners as specified, from April 6 – May 24, 2023.

Roll Call Vote:           AYES: Milewski, Winters, Lee, Starr, Millard, Gustafson, Waterman, and Balice

NAYS: None

MOTION CARRIED

**Proposed MML Property and Liability Insurance Renewal for WWTP – February 1, 2023 – January 31, 2024 (VII-4)**

The WWTP is an asset of the Ionia Regional Utilities Authority (IRUA), operated by the City of Ionia Utilities Department. The WWTP has obtained its property and liability insurance from the Michigan Municipal League Liability and Property Pool as a pool member since 1988.

A few coverage highlights from the detailed proposal are as follows:

Coverages	Limit of Liability	Agg Limit	Per Occur Deductible
Muni Gen Liability	\$5,000,000	None	\$0
Personal Injury Liability	\$5,000,000	None	\$0

Employee Benefit Liability	\$1,000,000	\$1,000,000	\$0
Auto Liability	\$5,000,000	None	Comp - \$250 Collision - \$250
Sewer Backup Sublimit	\$100,000	\$100,000	\$0
Property – Blanket Basis	\$19,253,337	None	\$250

This year's renewal premium is offered at \$41,914, an increase of \$1,009 over last year's rate of \$40,905. MML is also offering a post-renewal dividend for renewing Pool members. The WWTP's dividend is estimated at \$3,475, for a net premium cost of \$38,439.

Councilmember Winters made a motion, seconded by Councilmember Lee, to approve the MML Property and Liability Insurance renewal proposal for the WWTP, in the amount of \$41,914 to cover the period February 1, 2023 – January 31, 2024.

Roll Call Vote:       AYES: Milewski, Winters, Lee, Starr, Millard, Gustafson, Waterman, and Balice  
                               NAYS: None

MOTION CARRIED

**2023 and 2024 Fireworks Display Bids (VII-5)**

The City of Ionia DDA conducts an annual Independence Day fireworks display. Its most recent contract for such displays was exhausted in 2022, prompting it to solicit bids for the next two years. A request for proposal (RFP) was prepared and released for all qualified professional firework display companies to offer a bid for pricing for an 18-20 minute display with approximately 2,300 shells ranging in size from an 1.5 to 4 inch diameter. Bids were due on December 1, 2022.

One bid was received in response to this solicitation as follows:

Bidder	Location	Bid Amounts (2023 and 2024) & Dates
Pyrotecnico Fireworks Inc.	Rockford, MI	2023 - \$12,000; Thursday, June 29 2024 - \$13,200; Thursday, June 27

Pyrotecnico Fireworks is the company the City has worked with for the past several years and is known to provide its public firework displays in a safe and professional manner.

Councilmember Winters made a motion, seconded by Councilmember Gustafson, to approve the proposal from Pyrotecnico Fireworks Inc. in the amount of \$12,000 for 2023 and \$13,200 for 2024 to provide Independence Day firework displays.

Roll Call Vote:       AYES: Milewski, Winters, Lee, Starr, Millard, Gustafson, Waterman, and Balice  
                               NAYS: None

MOTION CARRIED

**FY22-23 Budget Amendment #2 (VII-6)**

It is customary to review the City's annual budget after half of the fiscal year is completed and make amendments as necessary to adjust for actual experience and updates in budget assumptions. We are

now six months through Fiscal Year 2022-2023. One prior regular budget adjustment was made in October 2022 and a special budget amendment was made in December 2022.

**FY 22-23 Council Budget Adjustment #2**

		22-23 Amended Budget	Proposed Amendment #2	Proposed Budget After Amendment
<b>Fund: 101 GENERAL</b>				
101-000.000-425.000	INCOME TAX REVENUES	2,350,000	50,000	2,400,000
101-000.000-628.000	CHARGE FOR SERVICES FIRE	1,200,000	660,000	1,860,000
101-000.000-628.500	CHARGE FOR SERVICES - PUBLIC SAFETY	45,000	(5,000)	40,000
101-000.000-665.000	INTEREST	10,000	55,000	65,000
101-000.000-675.010	DONATIONS - BLOCKER MEMORIAL	-	10,000	10,000
101-000.000-688.346	PUB SAFETY - DDRIVER REIMB	100	600	700
101-000.000-695.000	SALE OF PROPERTY	5,000	155,000	160,000
Revenues		6,231,600	925,600	7,157,200
Department: 172.000 CITY MANAGER				
101-172.000-702.000	SALARY & WAGES	205,000	7,500	212,500
Total Dept 172.000 - CITY MANAGER		328,933	7,500	336,433
Department: 191.000 ELECTIONS				
101-191.000-727.000	OFFICE SUPPLIES	5,000	4,000	9,000
Total Dept 191.000 - ELECTIONS		28,000	4,000	32,000
Department: 201.000 ACCOUNTING				
101-201.000-702.000	SALARY & WAGES	249,850	9,650	259,500
Total Dept 201.000 - ACCOUNTING		465,382	9,650	475,032
Department: 203.000 INCOME TAX ADMINISTRATION				
101-203.000-702.000	SALARY & WAGES	65,150	2,600	67,750
Total Dept 203.000 - INCOME TAX ADMINISTRATION		114,553	2,600	117,153

Department: 204.000 FRONT OFFICE

101-204.000-702.000	SALARY & WAGES	124,700	5,300	130,000
Total Dept 204.000				
- FRONT OFFICE		185,076	5,300	190,376

Department: 208.000 PLANNING & ZONING

101-208.000-956.000	MISCELLANEOUS EXPENSE	100	400	500
Total Dept 208.000 - PLANNING & ZONING		43,100	400	43,500

Department: 209.000 ASSESSOR

101-209.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	50,000	11,000	61,000
Total Dept 209.000 - ASSESSOR		52,500	11,000	63,500

Department: 210.000 CITY LEGAL FEES

101-210.000-801.002	LEGAL FEES - PROSECUTION	30,000	20,000	50,000
Total Dept 210.000 - CITY LEGAL FEES		80,000	20,000	100,000

Department: 265.000 BUILDINGS - GROUNDS

101-265.000-707.000	CENTRAL GARAGE ALLOCATION	2,000	22,000	24,000
101-265.000-710.000	PAYROLL TAXES & FRINGE BENEFIT	1,200	1,900	3,100
Total Dept 265.000 - BUILDINGS - GROUNDS		216,200	23,900	240,100

Department: 289.000 OTHER OFFICES

101-289.000-702.000	SALARY & WAGES	160,000	(160,000)	-
Total Dept 289.000 - OTHER OFFICES		833,750	(160,000)	673,750

Department: 345.000 PUBLIC SAFETY

101-345.000-702.001	SALARY AND WAGES - PSO1	1,392,600	37,400	1,430,000
101-345.000-702.002	SALARY AND WAGES - FIRE	53,000	2,500	55,500
101-345.000-702.005	SALARY AND WAGES - ADMIN ASSISTANT	59,100	2,400	61,500
101-345.000-702.006	SALARY AND WAGES - CROSSING GD	11,000	1,000	12,000
101-345.000-743.000	OPERATING SUPPLIES-GAS & OIL	35,000	7,000	42,000
101-345.000-931.000	BUILDING REPAIR & MAINTENANCE	30,000	3,000	33,000
Total Dept 345.000 - PUBLIC SAFETY		3,093,344	53,300	3,146,644

Department: 546.000 STORM SEWER				
101-546.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	45,000	6,000	51,000
Total Dept 546.000 - STORM SEWER		45,000	6,000	51,000
Department: 965.000 CONTRIBUTION				
101-965.000-999.248	CONTRIBUTION TO DDA	230,000	165,000	395,000
101-965.000-999.249	CONTRIBUTION TO RECREATION	325,000	15,000	340,000
Total Dept 965.000 - CONTRIBUTION		1,185,000	180,000	1,365,000
Expenditures		7,102,538	163,650	7,266,188
Fund 101 - GENERAL:				
TOTAL REVENUES		6,231,600		7,157,200
TOTAL EXPENDITURES		7,102,538		7,266,188
NET OF REVENUES & EXPENDITURES:		(870,938)		(108,988)
BEG. FUND BALANCE		3,188,356		3,188,356
END FUND BALANCE		2,317,418		3,079,368

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**Fund: 203 LOCAL STREETS**

Revenues		455,001	-	455,001
Account Category: Expenditures				
Department: 463.000 ROUTINE MAINTENANCE - GENERAL				
203-463.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	7,000	7,000	14,000
Total Dept 463.000 - ROUTINE MAINTENANCE - GENERAL		155,000	7,000	162,000
Expenditures		329,500	7,000	336,500
Fund 203 - LOCAL STREETS:				
TOTAL REVENUES		455,001		455,001
TOTAL EXPENDITURES		329,500		336,500
NET OF REVENUES & EXPENDITURES:		125,501		118,501

BEG. FUND BALANCE	520,689	520,689
END FUND BALANCE	646,190	639,190

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**Fund: 228 SOLID WASTE FUND**

Account Category: Revenues

228-000.000-409.000	CURRENT PROPERTY TAXES	215,000	5,000	220,000
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Revenues	537,100	5,000	542,100
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Account Category: Expenditures

Department: 463.500 STREET SWEEPING

228-463.500-801.000	CONTRACTUAL & PROFESSIONAL SEV	11,000	9,000	20,000
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Total Dept 463.500 - STREET SWEEPING	68,000	9,000	77,000
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Expenditures	534,100	9,000	543,100
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Fund 228 - SOLID WASTE FUND:

TOTAL REVENUES	537,100	542,100
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TOTAL EXPENDITURES	534,100	543,100
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NET OF REVENUES & EXPENDITURES:	3,000	(1,000)
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BEG. FUND BALANCE	257,142	257,142
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END FUND BALANCE	260,142	256,142
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**Fund: 239 PARKS - FACILITIES IMPROVEMENTS**

Account Category: Revenues

239-000.000-409.000	CURRENT PROPERTY TAXES	108,000	2,000	110,000
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Revenues	1,148,250	2,000	1,150,250
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Account Category: Expenditures

Department: 545.730 Hale Park

239-545.730-801.000	CONTRACTUAL & PROFESSIONAL SEV	2,500	2,500	5,000
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Total Dept 545.730 - Hale Park	2,500	2,500	5,000
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Department: 545.800 STEELE ST. PARK

239-545.800-801.000	CONTRACTUAL & PROFESSIONAL SEV	-	7,500	7,500
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Total Dept 545.800 - STEELE ST. PARK	-	7,500	7,500
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Expenditures	1,092,500	10,000	1,102,500
<b>Fund 239 - PARKS - FACILITIES IMPROVEMENTS:</b>			
TOTAL REVENUES	1,148,250		1,150,250
TOTAL EXPENDITURES	1,092,500		1,102,500
NET OF REVENUES & EXPENDITURES:	55,750		47,750
BEG. FUND BALANCE	693,332		693,332
END FUND BALANCE	749,082		741,082

**Fund: 245 INDUSTRIAL PARK LDFA**

245-000.000-665.000 INTEREST	-	50	50
Revenues	-	50	50

Account Category: Expenditures  
 Department: 558.000 ADMINISTRATIVE  
 CONTRACTUAL & PROFESSIONAL  
 245-558.000-801.000 SEV

245-558.000-801.000 SEV	84,050	(84,000)	50
Total Dept 558.000 - ADMINISTRATIVE	84,050	(84,000)	50

Expenditures	84,050	(84,000)	50
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**Fund 245 - INDUSTRIAL PARK LDFA:**

TOTAL REVENUES	-		50
TOTAL EXPENDITURES	84,050		50
NET OF REVENUES & EXPENDITURES:	(84,050)		-
BEG. FUND BALANCE	-		-
END FUND BALANCE	(84,050)		-

**Fund: 248 DOWNTOWN DEVELOPMENT OPERATING**

Account Category: Revenues  
 CONTRIBUTIONS FROM GENERAL  
 248-000.000-699.101 FUN

248-000.000-699.101 FUN	230,000	165,000	395,000
Revenues	307,050	165,000	472,050

Account Category: Expenditures  
 Department: 558.000 ADMINISTRATIVE

248-558.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	14,000	176,000	190,000
Total Dept 558.000 - ADMINISTRATIVE		245,700	176,000	421,700
Department: 610.000 DDA DEVELOPMENT				
248-610.000-972.002	SPECIAL EVENTS	110,900	(110,900)	-
Total Dept 610.000 - DDA DEVELOPMENT		133,400	(110,900)	22,500
Expenditures		406,100	65,100	471,200
Fund 248 - DOWNTOWN DEVELOPMENT OPERATING:				
TOTAL REVENUES		307,050		472,050
TOTAL EXPENDITURES		406,100		471,200
NET OF REVENUES & EXPENDITURES:		(99,050)		850
BEG. FUND BALANCE		6,798		6,798
END FUND BALANCE		(92,252)		7,648

**Fund: 249 RECREATION DEPARTMENT**

Account Category: Revenues

249-000.000-688.000	OTHER REVENUE	750	750	1,500
249-000.000-699.101	CONTRIBUTIONS FROM GENERAL FUN	325,000	15,000	340,000
Revenues		431,110	15,750	446,860

Account Category: Expenditures

Department: 536.000 ADMINISTRATION

249-536.000-702.000	SALARY & WAGES	125,000	3,000	128,000
249-536.000-727.000	OFFICE SUPPLIES	300	450	750
249-536.000-850.000	COMMUNICATIONS	2,700	1,000	3,700
249-536.000-954.000	INSURANCE	6,650	50	6,700
Total Dept 536.000 - ADMINISTRATION		238,000	4,500	242,500

Department: 560.000 OPERATIONS

249-560.000-762.313	YOUTH FOOTBALL ADVISORY BOARD	1,000	2,400	3,400
Total Dept 560.000 - OPERATIONS		38,500	2,400	40,900



Department: 770.000 PARK MAINTENANCE

249-770.000-740.000	OPERATING SUPPLIES	2,500	500	3,000
249-770.000-940.000	EQUIPMENT RENTAL	65,000	5,000	70,000
Total Dept 770.000 - PARK MAINTENANCE		159,500	5,500	165,000
Expenditures		468,100	12,400	480,500

Fund 249 - RECREATION DEPARTMENT:

TOTAL REVENUES		431,110		446,860
TOTAL EXPENDITURES		468,100		480,500
NET OF REVENUES & EXPENDITURES:		(36,990)		(33,640)
BEG. FUND BALANCE		39,215		39,215
END FUND BALANCE		2,225		5,575

**Fund: 250**  
**THEATRE FUND**

Account Category: Revenues

250-000.000-634.000	MOVIE CONCESSIONS	85,000	10,000	95,000
250-000.000-639.000	THEATRE RENTAL	3,200	800	4,000
Revenues		184,800	10,800	195,600

Account Category: Expenditures

Department: 442.000 OPERATIONS

250-442.000-702.000	SALARY & WAGES	82,000	9,000	91,000
250-442.000-801.000	CONTRACTUAL & PROFESSIONAL SEV	16,000	2,500	18,500
250-442.000-931.000	BUILDING REPAIR & MAINTENANCE	11,000	1,000	12,000
Total Dept 442.000 - OPERATIONS		247,000	12,500	259,500
Expenditures		247,000	12,500	259,500

Fund 250 - THEATRE FUND:

TOTAL REVENUES		184,800		195,600
TOTAL EXPENDITURES		247,000		259,500
NET OF REVENUES & EXPENDITURES:		(62,200)		(63,900)

BEG. FUND BALANCE	496,024		496,024
END FUND BALANCE	433,824		432,124

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**Fund: 266 PUBLIC SAFETY DONATIONS**

Account Category: Revenues

Revenues	32,000	-	32,000
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Account Category: Expenditures

Department: 558.000 ADMINISTRATIVE

266-558.000-989.000 CAPITAL OUTLAY-EQUIPMENT	10,000	4,000	14,000
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Total Dept 558.000 - ADMINISTRATIVE	10,000	4,000	14,000
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Expenditures	10,000	4,000	14,000
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Fund 266 - PUBLIC SAFETY DONATIONS:

TOTAL REVENUES	32,000		32,000
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TOTAL EXPENDITURES	10,000		14,000
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NET OF REVENUES & EXPENDITURES:	22,000		18,000
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BEG. FUND BALANCE	6,058		6,058
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END FUND BALANCE	28,058		24,058
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**Fund: 420 CAPITAL IMPROVEMENT PROJECTS**

Account Category: Revenues

Revenues	2,185,000	-	2,185,000
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Account Category: Expenditures

Department: 543.540 2021 MORSE STREET IMPROVEMENTS

420-543.540-801.000 CONTRACTUAL & PROFESSIONAL SEV	900,000	(30,000)	870,000
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Total Dept 543.540 - 2021 MORSE STREET IMPROVEMENTS	995,000	(30,000)	965,000
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Department: 543.560 HALL STREET IMPROVEMENTS

420-543.556-805.400 ARCHITECTURAL-ENGINEERING	-	30,000	30,000
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	-	30,000	30,000
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Expenditures	2,185,000	-	2,185,000
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TOTAL REVENUES	2,185,000		2,185,000
TOTAL EXPENDITURES	2,185,000		2,185,000
NET OF REVENUES & EXPENDITURES:	-		-
BEG. FUND BALANCE	1,000		1,000
END FUND BALANCE	1,000		1,000

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**Fund: 588 DIAL-A-RIDE**

Account Category: Revenues

Revenues	1,074,482	-	1,074,482
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Account Category: Expenditures

Department: 560.000 OPERATIONS

588-560.000-740.000	OPERATING SUPPLIES	4,000	1,000	5,000
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588-560.000-743.000	OPERATING SUPPLIES-GAS & OIL	50,000	2,000	52,000
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Total Dept 560.000 - OPERATIONS		450,900	3,000	453,900
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Expenditures	1,141,134	3,000	1,144,134
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Fund 588 - DIAL-A-RIDE:

TOTAL REVENUES	1,074,482		1,074,482
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TOTAL EXPENDITURES	1,141,134		1,144,134
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NET OF REVENUES & EXPENDITURES:	(66,652)		(69,652)
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BEG. FUND BALANCE	1,118,175		1,118,175
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END FUND BALANCE	1,051,523		1,048,523
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**Fund: 590 SEWER DEPT.**

Account Category: Revenues

590-000.000-642.000	UTILITY USAGE - STATE INSTITU	1,200,000	(100,000)	1,100,000
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Revenues	3,746,000	(100,000)	3,646,000
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Account Category: Expenditures

Department: 560.000 OPERATIONS

590-560.000-702.000	SALARY & WAGES	45,000	20,000	65,000
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Total Dept 560.000 - OPERATIONS		126,000	20,000	146,000
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Expenditures	4,855,324	20,000	4,875,324
<b>Fund 590 - SEWER DEPT.:</b>			
TOTAL REVENUES	3,746,000		3,646,000
TOTAL EXPENDITURES	4,855,324		4,875,324
NET OF REVENUES & EXPENDITURES:	(1,109,324)		(1,229,324)
BEG. FUND BALANCE	12,706,922		12,706,922
END FUND BALANCE	11,597,598		11,477,598

**Fund: 591 WATER DEPT.**

Account Category: Revenues

591-000.000-625.000	FIRE SUPPRESSION/CROSS CONNECTION FEES	117,000	(12,000)	105,000
591-000.000-642.000	UTILITY USAGE - STATE INSTITU	575,000	(25,000)	550,000
591-000.000-643.000	UTILITY USAGE - CUSTOMERS	1,550,000	40,000	1,590,000
591-000.000-653.000	DEBT SERVICE REVENUE	715,000	20,000	735,000
591-000.000-688.000	OTHER REVENUE	33,000	10,000	43,000
Revenues		3,836,000	33,000	3,869,000

Account Category: Expenditures

Department: 561.000 WATER SOURCE

591-561.000-741.000	OPERATING SUPPLIES-CHEMICALS CONTRACTUAL & PROFESSIONAL	42,000	8,000	50,000
591-561.000-801.000	SEV	210,000	30,000	240,000
Total Dept 561.000 - WATER SOURCE		536,500	38,000	574,500

Expenditures	3,507,508	38,000	3,545,508
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**Fund 591 - WATER DEPT.:**

TOTAL REVENUES	3,836,000		3,869,000
TOTAL EXPENDITURES	3,507,508		3,545,508
NET OF REVENUES & EXPENDITURES:	328,492		323,492
BEG. FUND BALANCE	9,115,677		9,115,677
END FUND BALANCE	9,444,169		9,439,169

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**Fund: 598 IONIA REGIONAL UTILITIES AUTHORITY**

Account Category: Revenues

598-000.000-695.000	SALE OF PROPERTY	-	12,500	12,500
Revenues		2,489,700	12,500	2,502,200

Account Category: Expenditures

Department: 558.000 ADMINISTRATIVE

598-558.000-702.000	SALARY & WAGES	101,000	30,000	131,000
Total Dept 558.000 - ADMINISTRATIVE		2,906,000	30,000	2,936,000

Department: 563.000 TREATMENT PLANT

598-563.000-741.000	OPERATING SUPPLIES-CHEMICALS	100,000	50,000	150,000
598-563.000-743.000	OPERATING SUPPLIES-GAS & OIL CONTRACTUAL & PROFESSIONAL	10,000	3,000	13,000
598-563.000-801.000	SEV	200,000	(70,500)	129,500
Total Dept 563.000 - TREATMENT PLANT		810,000	(17,500)	792,500

Expenditures	3,777,000	12,500	3,789,500
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Fund 598 - IONIA REGIONAL UTILITIES AUTHORITY:

TOTAL REVENUES	2,489,700		2,502,200
TOTAL EXPENDITURES	3,777,000		3,789,500
NET OF REVENUES & EXPENDITURES:	(1,287,300)		(1,287,300)
BEG. FUND BALANCE	9,499,154		9,499,154
END FUND BALANCE	8,211,854		8,211,854

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**Fund: 661 CENTRAL GARAGE**

Account Category: Revenues

661-000.000-695.000	SALE OF PROPERTY	5,000	9,000	14,000
Revenues		482,100	9,000	491,100

Account Category: Expenditures

Department: 442.000 OPERATIONS

661-442.000-743.000	OPERATING SUPPLIES-GAS & OIL	36,000	7,000	43,000
Total Dept 442.000 - OPERATIONS		316,000	7,000	323,000

Expenditures	550,200	7,000	557,200
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Fund 661 - CENTRAL GARAGE:			
TOTAL REVENUES	482,100		491,100
TOTAL EXPENDITURES	550,200		557,200
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NET OF REVENUES & EXPENDITURES:	(68,100)		(66,100)
BEG. FUND BALANCE	1,180,968		1,180,968
END FUND BALANCE	1,112,868		1,114,868

Councilmember Millard made a motion, seconded by Councilmember Winters, to approve Budget Amendment #2 to the FY22-23 City of Ionia budget, which includes the General Fund and multiple special funds as detailed on the spreadsheet.

Roll Call Vote:       AYES: Milewski, Winters, Lee, Starr, Millard, Gustafson, Waterman, and Balice  
                               NAYS: None

MOTION CARRIED

**Resolution 2023-01 to provide Public Transportation Services for Fiscal Year 2024 (VII-7)**

A majority of the operating funds for Dial-A-Ride (DAR) come from the State of Michigan through Public Act 51 of 1951. Public Act 51 authorizes the State to collect gas and weight taxes, with a portion of the funds collected earmarked for public transportation. In exchange for the funds, recipient providers are required to annually develop a work plan for delivering transportation services, which includes a budget that identifies funding sources for such services.

For the State’s 2024 Fiscal Year budget (October 1, 2023 to September 30, 2024), the City has determined it will receive the following funds from indicated sources to support Dial-A-Ride operations:

Federal Funds	\$ 97,299 (Section 5311 Funds/18% of expenses + RTAP)
State Funds	\$207,056 (Based on 34.9854% of eligible expenses/Floor Amount)
Local Funds	\$123,125 (millage and township/city contribution)
Local Funds – Fare	\$ 70,750 (ridership revenues)
Other Funds	\$ 20,550 (Com. tower shared expense, sale of equipment, interest, etc.)
<b>TOTAL</b>	<b>\$518,780</b>

Proposed eligible operating expenses total \$515,550, with ineligible expenses (federal training funds, depreciation and costs associated with tower rental) of \$197,150.

In addition to the above proposed budget, the City will also request:

- \$56,500 in capital funding from Federal Section 5309 Capital Discretionary Program Funds for maintenance equipment, office equipment, replacement of scheduling & dispatch software;



**WHEREAS**, it is necessary for the City of Ionia to name an official representative for all public transportation matters, who is authorized to provide such information as deemed necessary by the State Transportation Commission or department for its administration of Act 51; and,

**WHEREAS**, it is necessary to certify that no changes in eligibility documentation have occurred during the past state fiscal year; and,

**WHEREAS**, the performance indicators for this agency have been reviewed and approved by the City of Ionia; and,

**WHEREAS**, the City Council of the City of Ionia has reviewed and approved the proposed budget with sources of estimated federal funds of \$115,006; estimated state funds of \$212,324; estimated local funds of \$156,625; estimated fare box revenues of \$71,750; estimated other funds of \$64,150 (revenues totaling \$619,855) and with total eligible expenses of \$613,920 for Fiscal Year 2024; and,

**WHEREAS**, the City Council of the City of Ionia has also reviewed and approved the additional funding requests of \$67,750 from Federal Surface Transportation Block Grant (STBG) Funds for office equipment, and bus technology; \$374,00 from Federal Section 5339 Bus and Bus Facilities Program Funds for replacement of 2 buses, and necessary updates to the DAR facility HVAC equipment; \$25,178 for State Specialized Services funding for transporting elderly persons and persons with disabilities; and, \$168,500 in Federal Section 5311 Job Access Reverse Commute in continuation funding.

**NOW, THEREFORE, BE IT RESOLVED** that the City of Ionia does hereby make its intentions known to provide public transportation services and to apply for state financial assistance with this annual plan, in accordance with Act 51.

**BE IT FURTHER RESOLVED** that the City Manager is hereby appointed as the Transportation Coordinator for all public transportation matters, and is authorized to provide such information as deemed necessary by the State Transportation Commission or department for its administration of Act 51 for 2024.

AYES: Milewski, Winters, Lee, Starr, Millard, Gustafson, Waterman, and Balice

NAYS: None

RESOLUTION DECLARED ADOPTED

## **VIII. APPOINTMENTS**

### **Ward One Council Member – Appointment to Unfinished Term (VIII-1)**

Ward One Council Member Gordon Kelley recently won election to the Ionia County Board of Commissioners (ICBOC). His ICBOC term begins on January 1, 2023. In accordance with the Ionia City Charter, Council Member Kelley was no longer eligible to serve on the Ionia City Council after







**XI. CLOSED SESSION**

None.

**XII. ADJOURNMENT**

A motion was made by Councilmember Gustafson, seconded by Councilmember Lee, to adjourn the meeting. MOTION CARRIED BY VOICE VOTE. The meeting was adjourned at 7:55 PM.

Submitted by:

Mary Patrick, Ionia City Clerk